

PETITION FOR SPECIAL HEARING 85-168-XSPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve or determine whether Section 500.12 is applicable.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Benjamin H. Blum
(Type or Print Name)
Signature

13 Keyser Wood Court
Address
Baltimore, Maryland 21208
City and State

Attorney for Petitioner:

Priscilla C. Caskey
(Type or Print Name)
Signature

25 S. Charles Street, Suite 2000
Address
Baltimore, Maryland 21201
City and State

Attorney's Telephone No.: 752-0987

Legal Owner(s):

One Eleven Partnership
(Type or Print Name)
Signature

By: Michael A. Balenson
(Type or Print Name)
Signature

c/o Cranbrook Medical Center
Address
10402 Ridgeland Road
Cockeysville, Md. 21030
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
S. Leonard Rottman, Esq.
Address Balto, Md. 21201 Phone No. 547-1500

26 S. Charles St., Suite 1808
Address Balto, Md. 21201 Phone No. 547-1500

11/3 ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of November, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of December, 1984, at 11:30 o'clock A.M.

Cell John
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1 (over)

PETITION FOR SPECIAL EXCEPTION 85-168-XSPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for construction of fifteen (15) two (2) story office buildings providing approximately 17,280 square feet of professional office space and 61 parking spaces all in Williamsburg Colonial style townhouses all in a R-O Zone as a use permitted by Special Exception

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Benjamin H. Blum
(Type or Print Name)
Signature

13 Keyser Wood Court
Address
Baltimore, Maryland 21208
City and State

Attorney for Petitioner:

Priscilla C. Caskey
(Type or Print Name)
Signature

25 S. Charles St., Suite 2000
Address
Baltimore, Maryland 21201
City and State

Attorney's Telephone No.: 752-0987

Legal Owner(s):

One Eleven Partnership, a Maryland
(Type or Print Name)
General Partnership
Signature

By: Michael A. Balenson, General Partner
(Type or Print Name)
Signature

c/o Cranbrook Medical Center
Address
10402 Ridgeland Road
Cockeysville, Md. 21030
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
S. Leonard Rottman, Esq.
Address Balto, Md. 21201 Phone No. 547-1500

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of November, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of December, 1984, at 11:30 o'clock A.M.

Cell John
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1 (over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: December 10, 1984

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 85-168-XSPH

The plan was approved by the County Review Group on August 9, 1984.

Norman E. Gerber
Director

NEG:JGH:bjs

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 10, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Priscilla C. Caskey, Esquire
25 South Charles Street
Suite 2000
Baltimore, Maryland 21201

RE: Item No. 69 - Case No. 85-168-XSPH
One Eleven Partnership
Special Exception & Special Hearing

Dear Ms. Caskey:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above referenced petition. The following comments from the CRG have been substituted for those of the Zoning Plans Advisory Committee. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to construct an office building on the site, this hearing is required. If you are not aware, this property was the subject of a previous zoning hearing (Case No. 84-124-X) in which a similar request for an office building was denied.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Esq.
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures
cc: S. Leonard Rottman, Esquire
36 S. Charles Street, Suite 1808
Baltimore, Md. 21201

W. Duvall & Associates, Inc.
416 East Joppa Road
Towson, Md. 21204

ICE BUILDING - 111 WARREN RD.
1:30 a.m.
August 17, 1983

C. R. G. MEETING AGENDA

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments
7. Adjourn Meeting

Name

Barbara Lima
Lena Paulson
Mark Alderman

Address

110 Warren Road
Cockeysville, Md.
35 Spring Glen Ct
Cockeysville, Md 21030
39 Spring Glen Ct
Cockeysville, Md 21030

COUNTY REVIEW GROUP MEETING
Wednesday, August 17, 1983

OFFICE BUILDING - 111 WARREN ROAD

COUNTY REVIEW GROUP - THOSE PRESENT*

Gilbert S. Benson, Chairman - Dept. of Public Works
E. A. Rober - Office of Planning & Zoning
Susan Carroll - Office of Planning
Diana Itter - Office of Zoning
Bob Covahey - Development Engineering Div.
Greg Jones - Traffic Engineering
Hoyt Bonner - Health Department
Glenn Bittner - Health Department
George Wittman - State Highway Administration
Anthony M. Mileto - PDA, Inc., Architect
Dave Billingsley - Hudkins Associates, Inc.

*Attachment - List of interested citizens

The meeting was called to order by Mr. Benson, Chairman of the CRG, at 10:30 a.m. The members of the committee were introduced along with the developer's representatives, and the purpose of the County Review Group was explained.

Mr. Dave Billingsley, developer's engineer, presented the plan. They propose to develop this site into an office building. The existing dwelling within this site to be razed. This property is below Warren Road in elevation and would appear to be a one-story building. Sheffield Lane along the west property line of this subdivision is owned by Aspen Hill. The only use of this right-of-way is to provide access to the existing houses. Future use of this right-of-way is unknown. Storm water management exemption has been granted for this tract. Access to this site is from Warren Road.

Diana Itter presented written comments from the Office of Zoning. This tract of land was rezoned through the mapping process. Some revisions are to be made as stated at the meeting for the data on this plan. A petition for a special exception for Class B office building must be filed with Zoning. CRG approval is recommended subject to the outcome of this special exception hearing since this plan generally meets the R.O zone requirements.

Susan Carroll presented written comments from the Office of Planning. Sheffield Lane should be identified as Parcel B as identified on the Aspen Hill Plat. Development of a property in an R.O zone should be designed to achieve compatibility with surrounding uses, safety, convenience, and amenity for the neighbors. Additional information should be indicated on the plan such as elevation drawings for all four sides of the building.

Commissioner may not accept for filing..." The substitution of the word "shall" with the phrase "may not" is unambiguous and a clear change in tone and concept. See Stute v. Fabritz, 276 Md. 416 (1975).

When interpreting the zoning regulations, the restrictive language contained must be strictly construed so as to allow the landowner the least restrictive use of his property. Lake Adventure, Inc. v. Zoning Hearing Bd. of Dingham Township, 440 A.2d 1284 (Pa. Cmwlth., 1982). When the language of a zoning regulation is clear and certain, there is nothing left for interpretation and the ordinance must be interpreted literally. Mongony v. Bevilacqua, 432 A.2d 661 (R.I., 1981).

It is true that an ordinance must be interpreted literally when its language is clear and certain. Mongony, supra. It is also true that restrictive language contained in an ordinance must be strictly construed so as to allow a landowner the least restrictive use of his property. Lake Adventure, Inc., supra. The regulations passed by the Council must be construed according to the ordinary and natural import of their language since it is the language of the statutes which constitutes the primary source of legislative intent. Grosvenor v. Supervisor of Assessment, 271 Md. 232 (1974). When statutes are construed, however, results that are unreasonable, illogical, or inconsistent with common sense should be avoided whenever possible and consistent with the statutory language, with the real legislative intention prevailing over the intention indicated by the literal meaning. B. F. Saul Co. v. West End Park, 250 Md. 707 (1968).

In State v. County Commissioners of Baltimore Co., 29 Md. 516 (1868), the Court stated:

Where the duty prescribed is of a public nature, and intended by the public benefit, and is directed to be performed within a specified time, Courts have adopted as a general rule in the construction of Statutes, that they are, in respect to the time, to be regarded as directory merely,

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unless, from the nature of the act to be performed, or the language employed in the Statute, it plainly appears that the designation of time was intended as a limitation of power of the office.

See 2 Sutherland, Statutory Construction, Section 2604, n. 2; 3 Id., Section 5816, n. 2.

In State v. McNay, 60 A.2d 273 (1905), the Court further stated:

Whether a particular provision a statute is to be held mandatory or directory does not necessarily depend merely or exclusively upon the language in which it is declared, but in large measure upon the character and purpose of the provision, and the legislative intent, to be deduced from a proper consideration of the means provided for its certain operation, and of the consequences which would follow from one or the other construction. Positive commands and positive prohibitions have alike been held directory.

An analysis of the "character and purpose" of the 18-month provision leads to the conclusion that the restrictive language in Section 500.12 is directory rather than mandatory. The change from "shall" to "may not" must be interpreted literally. See Prince George's County v. McBride, 302 A.2d 620 (1973). The Zoning Commissioner has discretion, but before any discretion can be exercised, the admonitions referred to by the Court in Tyrie, which are still no less valid, must be analyzed, and if the proposed petition falls short, the petition should in fact not be accepted. This must be done only after public hearing, pursuant to Section 500.7, BCZR. The instant petition is not just an exercise in repetition; the change in the proposal is dramatically different.

The agreement between the Petitioner and the association to support the content proposed here certainly satisfies the intent of Section 500.12 that there be adequate time for a change to occur to provide the public with the opportunity to review and accept it. Further, the agreement negates any possibility of harassment.

Therefore, for the reasons described above, the Petition for Special Hearing shall be accepted.

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The Petitioner additionally seeks relief from Section 203.3.B.2 pursuant to Section 502.1, BCZR.

It is clear that the BCZR permit the use requested by the Petitioner in an R-O Zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity of the proposed use. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

After reviewing all of the testimony and evidence presented, it appears that the special exception as applied for should be granted, with certain restrictions as more fully described below.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not actually adversely affect the public interest. The facts and circumstances of the use proposed by the Petitioner do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of BCZR.

Pursuant to the advertisement, posting of property, and public hearing and it appearing that by reason of the requirements of Section 502.1

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1 December 1984

Mr. Benjamin H. Blum
6 Barthel Court
Lutherville, Maryland 21093

Dear Mr. Blum:

On behalf of the Board of Directors of the Huntmeadow Community Association, I am pleased to outline the following points of agreement for your planned development, Williamsburg Square East, located at 111 Warren Road. It is my understanding that:

1. a cedar fence with alternating planks, eight feet high, will be erected across the entire back length of your property
2. white pine trees, four to five feet tall, will be planted every eight feet along the eastern boundary of the site
3. there will be no permanent dumpster on site
4. that the proposed hours of operation are 8:00AM to 5:00PM
5. the proposed outside lighting will be of a low profile, non-intrusive design suitable to your project's location in a residential area.

The Directors appreciate your sensitivity to the concerns and desires of the members of our Association; we look forward to working with you in the future to maintain open lines of effective communication.

Sincerely,

Karen M. Stoddard
Karen M. Stoddard, Ph.D.
Vice-President

COCKEYSVILLE, MARYLAND 21030

having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of January, 1985, that the Petition for Special Exception for Class B office buildings in an R-O Zone be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The conditions as delineated in Petitioner's Exhibit 2 are hereby adopted in their entirety and made a part of this Order. Said conditions must be included in the site plan submitted to the Zoning Office for the buildings permitted.

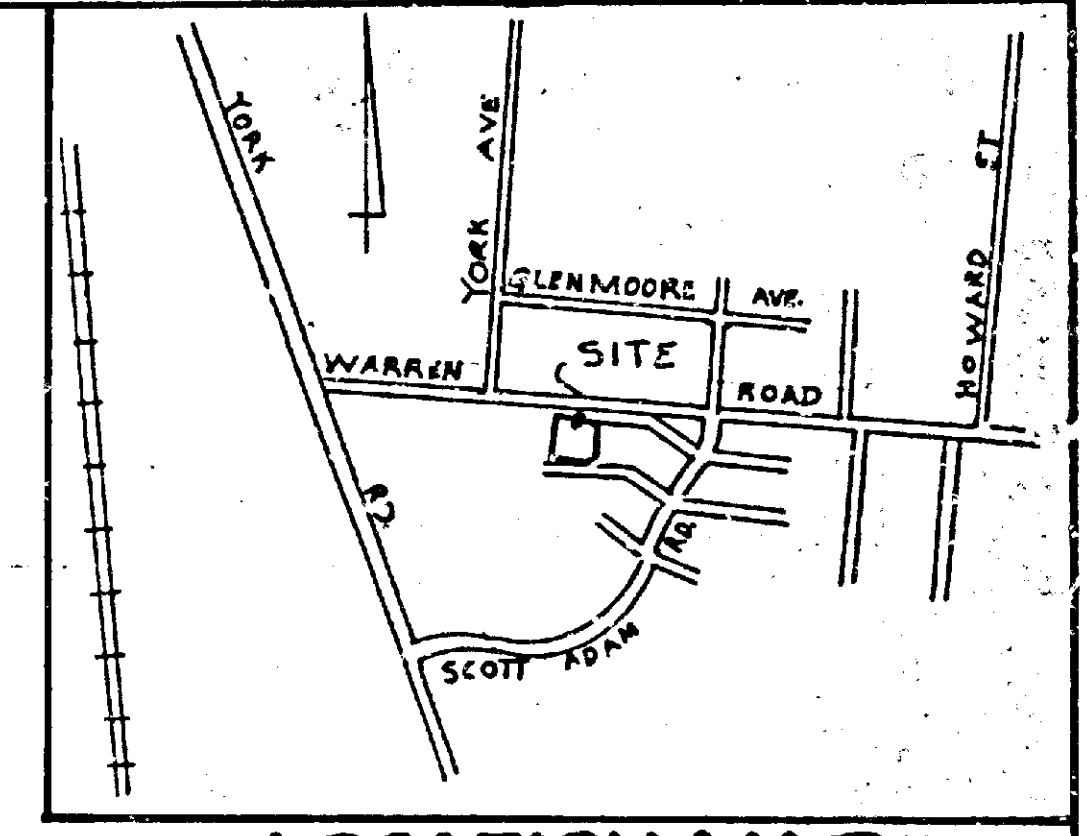
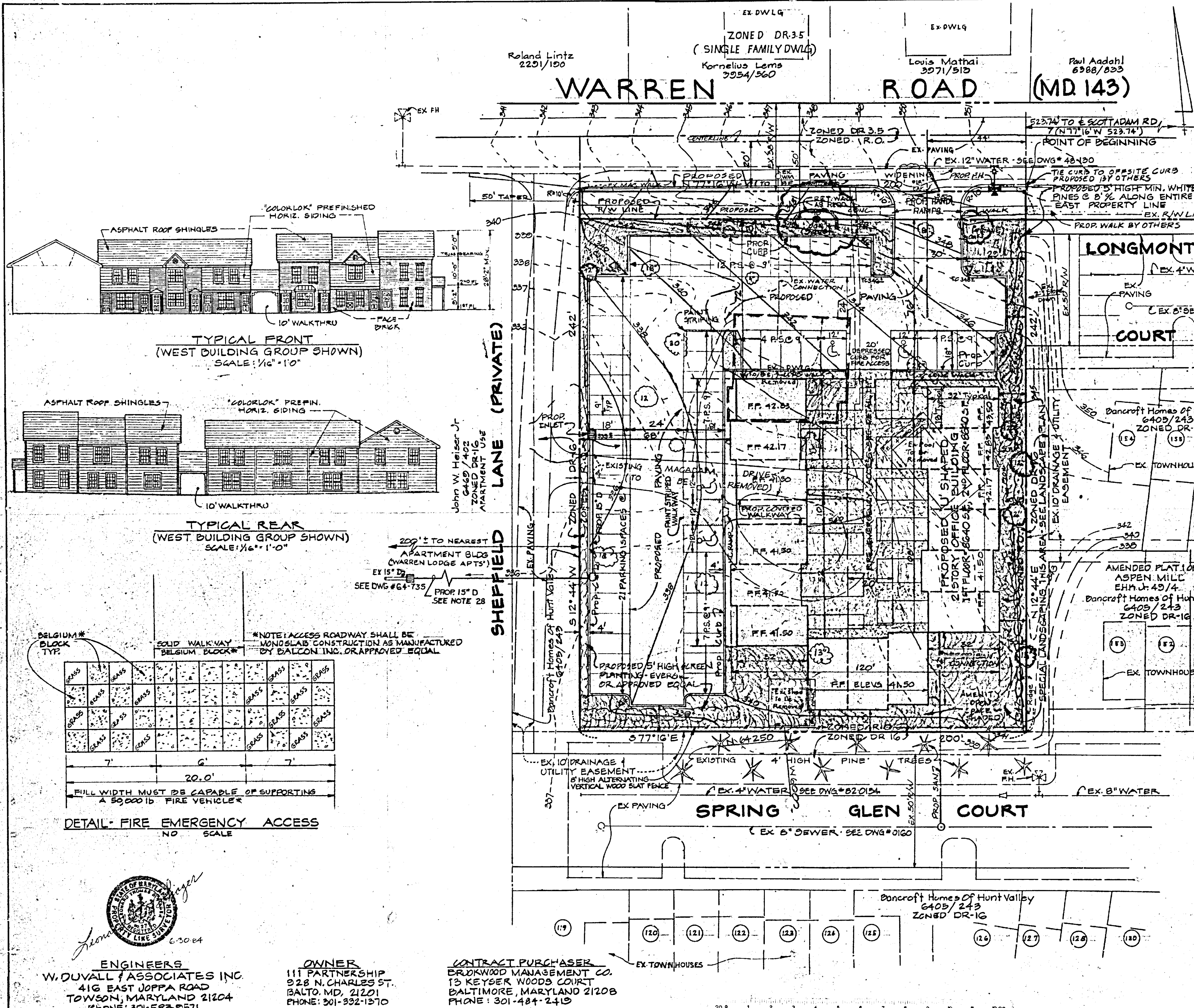
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Joseph Morris Byrnes, Esquire

People's Counsel

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- NOTES**
1. SITE AREA: 1.11 AC.
 2. EXISTING ZONING: R.O.
 3. AMENITY OPEN SPACE REQUIRED = 25% = 13,050 S.F. or 0.30 AC.
 4. AMENITY OPEN SPACE PROVIDED = 15,532 S.F. or 0.36 AC.
 5. PARKING REQUIRED:
 - FIRST FLOOR = 8640 S.F. @ 1 per 300 S.F. = 28.8
 - SECOND FLOOR = 8640 S.F. @ 1 per 500 S.F. = 17.3
 - TOTAL SPACES REQUIRED = 46.1
 - TOTAL PARKING SPACES PROPOSED = 59 (INCL. 4 HANDICAPPED)
 6. FLOOR AREA RATIO = 17,280 S.F. ÷ 52,200 S.F. = 0.33
 7. COUNCILMANIC DISTRICT 3
 8. CENSUS TRACT 4085.03
 9. WATERSHED 11
 10. SUBWERSHED 33
 11. PROPOSED USE - CLASS 'B' OFFICE BLDG.
 12. HOURS OF OPERATION 8:00 AM TO 5:00 PM
 13. MAXIMUM NO. EMPLOYEES - 40
 14. DEED REFERENCE - E.H.K. JR. 6080/648
 15. PROPERTY NO. 08 02 04 8000
 16. THERE ARE NO WETLANDS, SIGNIFICANT GEOLOGICAL FORMATIONS, ARCHEOLOGICAL SITES, CRITICAL AREAS, ENDANGERED SPECIES HABITATS, HAZARDOUS MATERIALS OR HISTORIC BUILDINGS WITHIN THE SITE BOUNDARIES.
 17. TOPOGRAPHIC FEATURES & ELEVATIONS TAKEN FROM SITE PLAN FOR PROPOSED OFFICE BUILDING, 111 WARREN ROAD, PREPARED BY HUDKINS ASSOC. INC. DATED MAY 23, 1983.
 18. PROPERTY LINES HAVE BEEN ESTABLISHED FROM DEEDS AND PLATS OF RECORD AND ARE NOT THE RESULT OF A LAND SURVEY.
 19. STORM WATER MGMT. EXEMPTION APPLIED FOR - LESS THAN 0.5 AC. OF NEW IMPERVIOUS AREA.
 20. TRANSIT FACILITIES: #0 & #18 BUS LINE TO YORK & WARREN RDS.
 21. A.D.T.'S = 213
 22. LANDSCAPING SHALL BE SHOWN ON A LANDSCAPE PLAN AS REQUIRED.
 23. SOIL TYPE - Bm02 - LIMITATIONS FOR BUILDINGS: SLIGHT LIMITATIONS FOR STREETS & PARKING: MODERATE SLOPE.
 24. PROPOSED LIGHTING SHOWN THUS: #D
 25. EX. SITE VEGETATION: LAWN & SCATTERED SHADE TREES.
 26. PROPOSED VEGETATION: TREES TO BE SAVED WHERE DENOTED AND REMAINDER OF SITE TO BE LANDSCAPED IN ACCORDANCE WITH LATEST BALTO. CO. LANDSCAPE MANUAL REQUIREMENTS.
 27. NO LOADING FACILITIES ARE REQUIRED OR PROPOSED.
 28. PROPER S.D. OUTFALL CAN BE OBTAINED BY CONNECTION TO EX. OFFSITE PUBLIC STORM DRAIN, APPROX 200' WESTERLY, IF ADEQUATE OFFSITE UTILITY EASEMENTS AND CONSTRUCTION STRIPS CAN BE ACQUIRED.
 29. ANY PROPOSED SIGN SHALL BE NON-ILLUMINATED, ATTACHED TO THE BUILDING AND LESS THAN 8 SQUARE FEET IN SIZE.
 30. NO DUMPSTER FOR THIS SITE.

PETITIONER'S EXHIBIT
#69
NOV. 29, 1984

PLAT TO ACCOMPANY PETITIONS FOR
SPECIAL HEARING &
SPECIAL EXCEPTION
"WILLIAMSBURG SQUARE EAST"
PROPOSED OFFICE COMPLEX
111 WARREN ROAD
8TH ELECTION DISTRICT BALTIMORE CO., MARYLAND
SCALE: 1" = 20' DATE: SEPT. 4, 1984
Revised 8-84 - As Per Pre-C.R.G. Meeting Comments
Revised 8-20-84 - As Per C.R.G. Approval Comments
REVISED 11-5-84 - FOR ZONING HEARING & FIRE DEPT. COMMENTS.

ENGINEERS
W. DUVALL & ASSOCIATES INC.
416 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
PHONE: 301-583-0571

OWNER
111 PARTNERSHIP
928 N. CHARLES ST.
BALTO. MD, 21201
PHONE: 301-332-1370

CONTRACT PURCHASER
BROOKWOOD MANAGEMENT CO.
13 KEYSER WOODS COURT
BALTIMORE, MARYLAND 21208
PHONE: 301-484-2419



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Gene Bober, Chief
TO: Current Planning & Development Div. Date: 9 AUGUST 84
FROM: Comprehensive Planning Division
SUBJECT: CRG Comments on WILLIAMSBURG SQUARE EAST

GENERAL COMMENTS:

ENVIRONMENTAL COMMENTS:

No historical sites or archaeological sites known, as stated in Note 15.--J. McQuinn

LOS COMMENTS:

TRANSPORTATION COMMENTS:

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: August 7, 1984

| | | |
|--|----------------|--------------------|
| PROJECT NAME: Williamsburg Square East | PLAN | XXXXXXXXXXXXXXXXXX |
| COUNCIL & ELECTION DISTRICT VIII-366 | PLAN EXTENSION | |
| | REVISED PLAN | |
| | PLAT | |

The Office of Planning and Zoning has reviewed the subject plan dated June 30, 1984, and has the following comments:

The parking spaces must be 9' in width. It is recommended that the parking space located in front of the covered walkway be eliminated. In order to provide clear access to the walkway, the paving should be striped or textured. An additional handicapped parking space is required which should be located adjacent to the walkway.

The plan proposes three trees to be saved along the eastern property line of the site. The plan also shows grading in this area within the drip line of the trees. The protection of the trees must be further detailed on the final landscape plan. It is recommended that special landscape treatment be provided between the rear of the office building and the side yards of the adjacent townhouses.

The developer is advised to consult the Maryland Forest Service for assistance in evaluation and protection techniques for the trees to be saved.

The schematic landscape plan is generally satisfactory. The 4' wide planting strip along Sheffield Lane constitutes a modification to the 8' standard in the Landscape Manual. The modification has been reviewed and approved by this office.

The proposed free standing sign is not permitted and must be removed from the plan.

Susan Carrell
Susan Carrell

OFFICE BUILDING - 111 WARREN ROAD

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August 17, 1983

preliminary landscape plan which would include landscaping along Warren Road, Spring Glen Court, and along the east side of the parking lot adjacent to the townhouses. The soils in this area have limitations, and mitigative measures must be addressed during the processing of this subdivision. The signature block for the Planning Board to be removed from the plan.

Greg Jones presented written comments from Traffic Engineering. Entrance to be relocated 6' further to the east and to be widened to a minimum of 30'.

George Wittman presented written comments from the State Highway Administration. Curb and gutter should be located 20' from the center line of the existing road. The radii to the entrance should be reduced to 10'. Improvements along the frontage of this site shall be in accordance with State Highway Administration standards and specifications as outlined in comments dated August 13, 1983.

Bob Covahey presented written comments from the Developers Engineering Division. Public water and sewer exists in Warren Road and can be made available by connections. A storm drain study is required for this site. Developer shall be responsible for all storm drain costs in addition to the acquisition of an off-site right-of-way for the storm drain outfall. Developer's engineer to show the location of existing fire hydrant. If additional fire hydrant is required, this shall be the developer's full cost. Developer's engineer to contact the Fire Prevention Bureau with reference to proposed fire hydrants. Storm water management is exempt, but sediment control measures apply to this site.

Written comments were submitted from the Department of Permits & Licenses stating that this plan must comply with the Baltimore County Building Code and permits for razing of structures for construction of new structures must be obtained through Baltimore County prior to any construction.

Hoyt Bonner presented written comments from the Health Department. The plan can be approved as submitted, but approval is subject to conditions outlined in the memorandum of August 17, 1983 from Janice Outen to Brook Stafford.

CITIZENS' COMMENTS

Diane Paulson and Mark Adelman expressed their concern about the use of this property; they purchased a townhouse thinking that a home would remain within this site and that no commercial building would be constructed at this location.

The CRG advised them that the land was zoned several years ago and that this use is permitted. Screening and/or landscaping would be required along this site. Developer's engineer was requested to make the following changes on this plan: 1) Relocation of the entrance and west of the entrance; 2) Revision to the improvements on Warren Road; 3) Additional landscaping and placing of some trees within the parking area.

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: August 16, 1983

| | | |
|--|----------------|--------------------|
| PROJECT NAME: ONE HUNDRED ELEVEN WARREN ROAD | PLAN | XXXXXXXXXXXXXXXXXX |
| COUNCIL & ELECTION DISTRICT VIII-366 | PLAN EXTENSION | |
| | REVISED PLAN | |
| | PLAT | |

The Office of Planning and Zoning has reviewed the subject plan and has the following comments:

According to the Baltimore County Soil Survey, Baltimore Silt Loam (BnB2) has moderate limitations for development of streets and parking lots due to slope. Adequate measures which would mitigate the effect of this limitation will be required prior to issuance of a building permit. It is the intended purpose to identify soil limitations on the plan and mitigative measures must be addressed in subsequent processing phases.

Section 22-104 requires that development of property in an R.O. zone shall be designed to achieve compatibility with surrounding uses and safety, convenience and amenity for the neighbors. In order for this office to make this determination, the plan must contain additional information: elevation drawings for all four sides of the proposed building; and a preliminary landscape plan which would include attractive treatment along the Warren Road frontage. Since the existing townhouses on the south side of Spring Glen Court face the proposed parking lot, the landscape plan should address the screening treatment at this location. Additional landscaping should also be provided along the east side of the parking area which is adjacent to the side yards of the townhouses.

Sheffield Lane should be further identified as being Parcel B on the Amended Plat of Aspen Mill E.H.K., Jr. 49 folio 4.

The Planning Board signature block should be removed from the Plan.

Susan Carrell
Susan Carrell

OFFICE BUILDING - 111 WARREN ROAD

-3-

August 17, 1983

Written comments from the following agencies were given to the developer and developer's engineer: Office of Planning, Office of Zoning, State Highway Administration, Developers Engineering Division, Health Department, Department of Permits & Licenses, Traffic Engineering.

The Department of Public Works and the Office of Planning approved and signed the plan.

The meeting was adjourned at 11:45 a.m. 8-23

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: 8/9/84

FROM: ZONING

PROJECT NAME: Williamsburg Square East

PLAN: ☒

LOCATION: S/S Warren Road

DEVELOPMENT PLAN: ☐

DISTRICT: 8th Election District

PLAT: ☐

The property in question was the subject of a special exception hearing for a Class B Office Building (Case No. 84-124-X) which was denied by the Deputy Zoning Commissioner. The ownership of the property has apparently changed as well as the overall concept and layout of the office building. A special hearing and special exception must be filed with the Zoning Office for the following:

1. A determination that Section 500.12 does not apply to this site (the eighteen month rule prohibiting filing for 18 months from the date of a denial of a special exception).
2. A special exception for a Class B Office Building.

The following revisions are recommended on the CRG plan prior to plan approval.

1. The parking spaces must be revised to 9' X 18'. 8.5' X 18' is not acceptable unless 300 square feet of maneuvering room is provided for each space. This will result in either a decrease in the number of spaces or much wider aisles.
2. The second floor is limited to non-medical offices only, if medical offices are planned on the second floor, 1 parking space per 300 square feet is required.
3. Clarify the gross area the difference between the previous plan - 1.22 acres gross area and the present plan - 1.20 acres gross area.

7/32bac

JUL 31 1984

County Review Group Comments
Williamsburg Square East
August 8, 1984
Page 2

- 4 The sign permitted in R.O. may not be free-standing but must be on the Building wall, non-illuminated and 8 square feet maximum area. A note should be on the plan to this effect.

- 5 Elevation drawings which show each side of the building must accompany the CRG plan.

Diana Titter
DIANA TITTER
Zoning Associate III

DI:bsc

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: August 17, 1983

FROM: ZONING

PROJECT NAME: Office Building PLAN: ☒
LOCATION: S/S Warren Rd W of Scott Adam R' DEVELOPMENT PLAN: ☐
DISTRICT: 8th Election District PLAT: ☐

This site was the subject of a previous zoning hearing, Case No. 79-112-X, a special exception for an Office Building in a D.R. 16 zone, on November 15, 1978. This proposal was to utilize the existing dwelling for office use.

A petition for special exception for a Class B Office Building was filed on August 16, 1983. CRG approval is recommended subject to the outcome of the special exception hearing since the plan generally meets the R.O. requirements. The following minor revisions however should be made to the plan.

1. Show how you arrived at gross acreage
2. Show how you arrived at minimum amenity open space required
3. Label locations of amenity open space
4. Elevation drawings should be submitted for review
5. The lowest and highest elevation should be shown in the height detail

Diana Titter
DIANA TITTER
Zoning Associate III

DI:bsc

7/82bsc



Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

July 27, 1984

Mr. G. Benson
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: CRG Meeting of 8-9-84
"Williamsburg Square East"
S/S Warren Rd., Route 143
East of Warren Road

Dear Mr. Benson:

On review of the submittal of 6-30-84 for the Williamsburg Square proposed office complex, the State Highway Administration offers the following comments.

A previous review for a CRG Meeting at 111 Warren Road for a proposed office building was conducted on 8-17-83.

At that meeting the State Highway Administration provided written comments that the proposed entrance for this site must be centered on an alignment, 44'± west of the east property line.

This location is the only location for an entrance that meets existing criteria for stopping sight distance along the Warren Road frontage.

The State Highway Administration will require the plan to be revised to show all access to Warren Road to be centered 44' west of the east property line.

My telephone number is (301) 659-1350
Telewriter for Impaired Hearing or Speech
363-7555 Baltimore Metro - 565-0651 D.C. Metro - 1-800-692-5982 Statewide Toll Free
P.O. Box 717 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. G. Benson

-2-

July 27, 1984.

It is requested that all Baltimore County permits and approvals be held until the plan is revised, S.H.A. access permit is applied for and a performance bond in the amount of \$12,000.00 is posted to guarantee construction.

Attached for your use and review are copies of our CRG comments of the 8-17-83 meeting and red lined sketch.

Very truly yours,

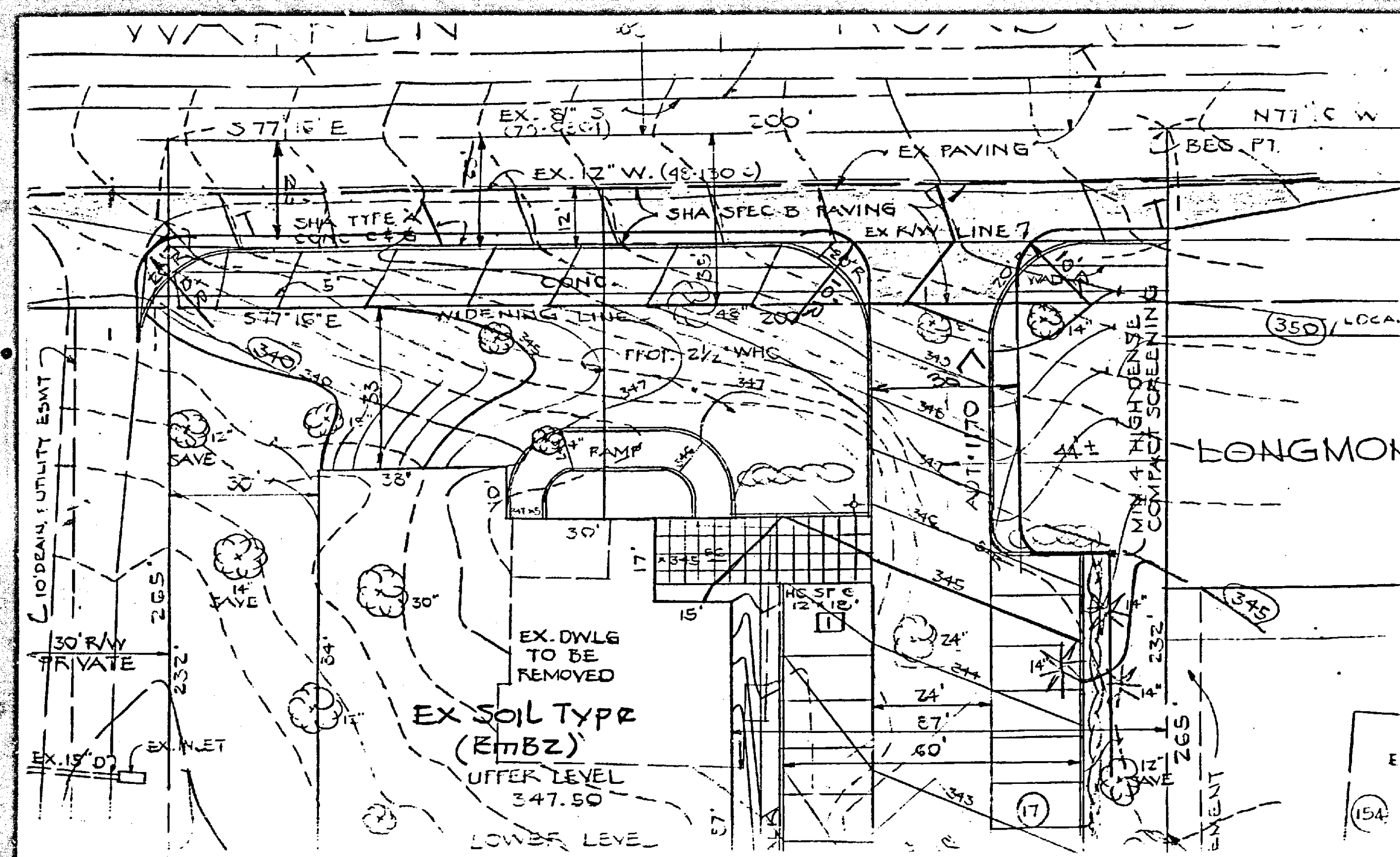
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle



August 3, 1983

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: CRG Meeting of 8-17-83
Proposed "Office Building"
S/S Warren Rd., Route 143
West of Scott Adam Rd.

Dear Mr. Morton:

On review of the site plan of 5-23-83 and field inspection, the State Highway Administration will require the plan to be revised.

The revised plan must show the following:

1. Establish a 30' radius return entrance with 10' radii centered on an alignment 44'± west of the east property line.
2. Show the face of the proposed State Highway Administration curb and gutter parallel to Warren Road as 20' from centerline.
3. Show a 10' radius at the west property line and Sheffield Lane.
4. Establish a 50' transition to the east and west of the site with the proposed bituminous paving.
5. The existing utility poles must be relocated in back of the proposed S.H.A. concrete curb and gutter.

Mr. R. Morton

-2-

August 3, 1983

It is requested that all applications and approvals be withheld until the plan is revised, access permit applied for and a performance bond in the amount of \$12,000.00 is posted to guarantee construction.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle

JUL 31 1983

HARRY J. PISTEL, P.E.
DIRECTOR

October 20, 1983

UWL-366

111 Partnership
c/o Professional Design Associates, Inc.
928 N. Charles Street
Baltimore, Maryland 21201

Re: Office Building
111 Warren Road
District 8C4

Gentlemen:

Enclosed herewith are comments dated September 15, 1983 from the Fire Prevention Bureau relative to the captioned project.

The development proposal may be processed accordingly.

Very truly yours,

Robert A. Morton

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:CEB:jmg

Enclosure

cc: Hudkins and Associates, Inc.
200 E. Joppa Road
Shell Building Room 101
Towson, Maryland 21204
Edward A. McDonough
Eugene Robert

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: August 7, 1984

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Williamsburg Square East

PROJECT NUMBER: #84171

LOCATION: S/S of Warren Road,
E. of York Avenue

DISTRICT: 8C3

The Plan for the subject site, dated June 30, 1984, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The Developer is responsible for the full cost of all highway and storm drain construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Project #84171
Williamsburg Square East
Page 2
August 7, 1984

GENERAL COMMENTS: (Cont'd)

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his site. Occupancy Permits will be withheld until such damages have been corrected.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

The Plan is satisfactory pending conformance with the following comments.

HIGHWAY COMMENTS:

The entrance location on Warren Road is subject to approval by the Department of Traffic Engineering and the State Highway Administration.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Detail R-32, 1977 Edition), as the Developer's total responsibility.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

The status of the private 30-foot right-of-way along the western boundary of this site is unknown to this office. It shall be the responsibility of the Developer to ascertain and clarify rights within this 30-foot strip.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

The Developer shall be responsible for the cost of relocation of any utilities or poles as required by road improvements.

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

Ramps shall be provided for physically handicapped persons at all street intersections.

Project #84171
Williamsburg Square East
Page 3
August 7, 1984

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee to the County of said rights-of-way. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The existing outfall in this area is not adequate to receive the direct concentrated discharge of runoff from this site. A public storm drain system to connect to the existing system in Warren Lodge Apartments appears to be the best method of providing a suitable outfall.

Offsite rights-of-way are required for the outfall storm drain. The Developer shall be responsible for the submission of right-of-way plats. The County will attempt to acquire the right-of-way at the Developer's cost.

Temporary construction easements of adequate width are necessary adjacent to all offsite rights-of-way or easements where utility construction is planned. They should be indicated on the right-of-way plats and construction drawings.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

Project #84171
Williamsburg Square East
Page 4
August 7, 1984

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983.

The storm water management exemption applied for on this project is subject to the acquisition of the offsite rights-of-way for the storm drain outfall. Building permits will not be issued until the offsite right-of-way is acquired.

WATER AND SANITARY SEWER COMMENTS:

This property is subject to a Water and/or Sewer System Connection Charge based on the size of water meter utilized in accordance with current County Policy.

The total Water and/or Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permits. This Charge is in addition to the normal front foot assessment and permit charges.

The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public services.

Water mains outside of public rights-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

High water pressures exist in this area and a pressure reducing valve shall be required.

Permission to obtain a metered water connection may be obtained from the Department of Permits and Licenses. Please note that all water services 4-inch and larger must now be installed by a private contractor through the Department of Public Works Private Contract System. The water connection must be installed prior to the highway improvements in Warren Road.

Project #84171
Williamsburg Square East
Page 5
August 7, 1984

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

It is the opinion of the Bureau of Land Acquisition that the area between this site and Spring Glen Court is part of the local open space of Aspen Hill as recorded on the Amended Plat 1 of 2, E.H.K., Jr. 49, Folio 4. Additionally, it has been determined that Baltimore County could not support the position that this area was intended to be a 10-foot drainage and utility easement. Therefore, if the sanitary sewer house connection is desired from Spring Glen Court in the area shown, offsite rights-of-way must be acquired privately.

Since this property does have other access to the public sanitary sewer in both Spring Glen Court and Warren Road, public sewer can be made available even if a private offsite easement cannot be acquired.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

Edward A. McDonough
EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EAM:RDC:as

cc: File

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: August 16, 1983

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Office Building - 111 Warren Road

PROJECT NUMBER: #83086

LOCATION: S/S Warren Road, W. of Scott
Adam Road

DISTRICT: 8C4

The Plan for the subject site, dated May 23, 1983, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

Project #83086
Office Building - 111 Warren Road
Page 2
August 16, 1983

HIGHWAY COMMENTS:

The entrance location on Warren Road is subject to approval by the Department of Traffic Engineering and the State Highway Administration.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Detail R-32, 1977 Edition), as the Developer's total responsibility.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

The status of the private 30-foot right-of-way along the western boundary of this site is unknown to this office. It shall be the responsibility of the Developer to ascertain and clarify rights within this 30-foot strip.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee to the County of said rights-of-way. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Further study is required to determine if a public drainage system is required to provide a suitable outfall for this site. If any offsite rights-of-way are required for storm drains, they must be acquired prior to the issuance of a building permit.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

Project #83086
Office Building - 111 Warren Road
Page 3
August 16, 1983

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading permit shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983.

WATER AND SANITARY SEWER COMMENTS:

This property is subject to a Water and/or Sewer System Connection Charge based on the size of water meter utilized.

The total Water and/or Sewer System Connection Charge is determined, and payable, upon application for the plumbing permits. This Charge is in addition to the normal front foot assessment and permit charges.

Project #83086
Office Building - 111 Warren Road
Page 4
August 16, 1983

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public services.

High water pressures exist in this area and a pressure reducing valve shall be required.

Permission to obtain a metered water connection may be obtained from the Department of Permits and Licenses. Please note that all water services 4-inch and larger must now be installed by a private contractor through the Department of Public Works Private Contract System. The water connection must be installed prior to the highway improvements in Warren Road.

It is the opinion of the Bureau of Land Acquisition that the area between this site and Spring Glen Court is part of the local open space of Aspen Hill as recorded on the Amended Plat 1 of 2, E.H.K., Jr. 49, Folio 4. Additionally, it has been determined that Baltimore County could not support the position that this area was intended to be a 10-foot drainage and utility easement. Therefore, if the sanitary sewer connection is desired from Spring Glen Court in the area shown, offsite rights-of-way must be acquired privately.

Since this property does have other access to the public sanitary sewer in both Spring Glen Court and Warren Road, public sewer can be made available even if a private offsite easement cannot be acquired.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The Developer has requested, in writing, an exemption of the storm water management requirements for this site. By letter of May 27, 1983 an exemption has been granted based on a new impervious area of less than one-half acre. Any revision to this plan which would increase the impervious area would necessitate a review of this exemption.

The Plan is recommended for approval subject to compliance with these comments.

E. McLaughlin
EDWARD A. MCDONOUGH, P.E., Chief
Developers Engineering Division

EW:REC:ss

cc: File

**DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND**

TO : Mr. Robert A. Morton
FROM : C. Richard Moore
SUBJECT: C.R.G. COMMENTS

DATE: August 7, 1984

PROJECT NAME: Williamsburg Square (East) C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: 803 DEVELOPMENT PLAN:
LOCATION: Warren Road E. of York Road RECORD PLAT:

The proposed entrance needs to be relocated to the east property line.

C.R.M.
C. Richard Moore
Acting Deputy Director
Traffic Engineering

CRW/GM/csm

August 8, 1984
Date

**COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH**

Williamsburg Square East
Subdivision Name, Section and/or Plat

W. Duval & Assoc.
Developer and/or Engineer

Watershed: 1 No. of Lots: 1.2 Total Acreage: Public Water: Public Sewer:

COMMENTS ARE AS FOLLOWS:

Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.

Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.

Public sewers, public water, must be utilized and/or extended to serve the property.

A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, has/have been reviewed and approved.

A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: See attached memo dated Aug 7, 1984

It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

SS 783R

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
Environmental Support Services

Date: August 7, 1984

FROM: Stephanie A. Taylor
Waste and Water Quality Management

SUBJECT: ENVIRONMENTAL EFFECTS REPORT Williamsburg Square East

CRG MEETING August 9, 1984 10:15 AM
(Date) (Time)

PLAN REVIEW NOTES

- Office building on 1.2 acres. (Describe Site)
- Public water and Public sewer is proposed.
- No streams. (Describe streams on-site)
- No wetlands. (Describe wetland soils on-site)
- Storm Water Management is not required.
- 58% proposed impervious area.

RESPONSES

The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

The Environmental Effects report is approved, subject to the following checked items/conditions.

- No development is allowed in (soil/name & symbol)
- A revised site plan indicating no development in must be submitted.

Mr. Brooks Stafford
Environmental Effects Report
Page Two

(Name)

- The developer must follow the Health Department Wetland Guidelines.
- (Other)

C. BEST MANAGEMENT PRACTICES

- All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
- Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
- Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
- Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
- Filling will not occur in grassed or lined drainage ditches or swales.
-

pms

**COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH**

Office Bldg - 111 Warren Rd
Subdivision Name, Section and/or Plat

111 Partnership - Nudkin Assoc., Inc.
Developer and/or Engineer

Loch Raven Watershed: 1 No. of Lots: 1.06 Total Acreage: Public Water: Public Sewer:

COMMENTS ARE AS FOLLOWS:

Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.

Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.

Public sewers, public water, must be utilized and/or extended to serve the property.

A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised, has/have been reviewed and approved.

A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: See attached memo dated 8-17-84

It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

S. Bittan

SS 783R

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford

Date: August 17, 1983

FROM: Janice B. Outen

SUBJECT: OFFICE BUILDING - 111 WARREN ROAD
CRG MEETING - AUGUST 17, 1983

Plan Review Notes

- Proposed medical office building on 1.06 acres.
- Public water and sewer.
- This site is located in the Loch Raven Watershed.
- No wetland soils or streams on site.
- SWM not required by DPW.
- Proposed impervious area: .45 acres, 42% of site.

Comments

The EER is approved, subject to the following conditions.

The owner agrees, in writing, to comply with the following BMP's at this site:

A. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.

B. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.

C. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.

D. Application of fertilizer, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.

D. Filling will not occur in grassed or lined drainage ditches or swales.

JBO:pms

cc: R. J. Powell

BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert Morley
FROM: Gregory M. Jones
SUBJECT: C.R.G. COMMENTS

DATE: August 16, 1983

PROJECT NAME: Office Building, 111 Warren Road
PROJECT NUMBER & DISTRICT: RC4
LOCATION: S/S Warren Road W. of Scott Adam Road

C.R.G. PLAN: X
DEVELOPMENT PLAN:
RECORD PLAT:

It is recommended that the entrance be relocated as close to the east property line as possible, and widened to 35ft.

Gregory M. Jones
Gregory M. Jones
Traffic Engineer II

GMJ/ccm

BALTIMORE COUNTY, MARYLAND

DATE: August 7, 1984

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly

PROJECT NAME: Williamsburg Square East
PROJECT NUMBER: CRG Agenda 8/9/84, 10:15
LOCATION: S/S of Warren Rd. E. of Y Avenue
DISTRICT: 8

PRELIMINARY PLAN
TENTATIVE PLAN
DEVELOPMENT PLAN
FINAL PLAT

Comments

1. Fire flow test is required to be conducted by the Baltimore City Water Dept. on Warren Rd., as close to proposed site as possible. Test results are to be forwarded to the office of the Fire Protection Engineer.
2. Submitted site plan fails to show fire hydrant at 300 feet intervals along an improved road in accordance with Baltimore County Standard Design Manual.
3. Site plan fails to provide access for fire apparatus. Paved roadway capable of supporting 50,000 lb. fire apparatus shall be provided inside "U" shaped landscaped area.
4. Buildings shall be designed and constructed in accordance with the Fire Prevention Code and the NFPA 101, 1981 Edition Life Safety Code.

BALTIMORE COUNTY, MARYLAND

Form 203 9/21/77

DATE: September 15, 1983

SUBJECT: SUBDIVISION REVIEW COMMENTS
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly and John Bryan

PROJECT NAME: Office Bldg., 111 Warren Rd
PROJECT NUMBER: CRG Agenda 8-17-83 10:30 a.m.
LOCATION: S/S Warren Rd W. of Scott Adam Rd
DISTRICT: District 8

PRELIMINARY PLAN
TENTATIVE PLAN
DEVELOPMENT PLAN
FINAL PLAT

COMMENTS:

1. Proposed building must be designed and constructed in accordance with the applicable provisions of the Fire Prevention Code and the NFPA 101 Life Safety Code.
2. It is suggested that a public fire hydrant be provided on Warren Road at the driveway entrance to the proposed building.

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

September 27, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Comolisi, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: 111 Partnership
Location: S/S Warren Road 523.74' N/W from c/l Scott Adam Road
Item No.: 69
Zoning Agenda: Meeting of 9/18/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

(X) 2. A second means of vehicle access is required for the site. "U" shaped landscaped area shall have paved road for fire apparatus access.

() 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. Hegmann*
Noted and Approved: *George M. Hegmann*
Planning Group: Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Catherine Warfield, C.R.G.
FROM: *Gregory M. Jones*
SUBJECT: Williamsburg Square East
Dist. 8, C.R.G. S/S Warren Road, E. of York Rd.

DATE: July 23, 1984

BUREAU OF PUBLIC WORKS

1. Razing permits are required to remove existing structures.
2. Provide Necessary handicapped signs, access, etc., as per State Handicapped Code.
3. Structures appear to be wood frame possibly type LB construction; as a business use the area is limited to 7200 sq.ft. unless it is sprinkled or divided into five areas by 2 hour rated fire walls. It does not appear Section 506.2 would provide any appreciable area increase. Additionally, it may be expedient to firewall the structures into buildings less than 4,000 square feet in area per floor--See the attached section of the State Handicapped Code.

06 Interior Access.

A. Vertical access shall be provided to all floor levels by ramps or by elevators meeting the requirements of this Code. Horizontal access to all points on each floor level shall be provided by means of passageways, corridors, and doorways meeting the requirements of §§610, 612, and 625. A mezzanine, basement, or cellar not used primarily for incidental storage or utilities shall also be considered a floor. Doors into all habitable rooms in units required to be accessible to the handicapped shall have a minimum clear width of 32 inches.

B. All open stairways, stairwell doors, and exit doors shall be made recognizable to the blind by use of contrasting floor surface textures or other approved means. Textured door handles, push bars, or door knobs are not acceptable for the purpose of complying with §625.3. Stairways shall have handrails meeting the requirements of §616.5.1.

C. All buildings having only two floor levels where the second level has less than 4,000 square feet will be exempted from all of the requirements of the Code as to the second level, unless the finished grade permits direct access to the second level. Access for the handicapped to the first level of these buildings will be required and the first level shall meet all requirements of the Code. However, any floor level greater than 4,000 square feet which is more than one level above the highest grade shall be accessible to the handicapped.

BALTIMORE COUNTY, MARYLAND

DATE: July 23, 1984

TO: Catherine Warfield, C.R.G.
FROM: *Gregory M. Jones*
SUBJECT: Williamsburg Square East
Dist. 8, C.R.G. S/S Warren Road, E. of York Rd.

RECEIVED
JUL 24 1984
BUREAU OF PUBLIC WORKS

Williamsburg Square East (Cont'd.)

4. The current codes are B. O. C. A. Basic Building, Mechanical, and Energy Codes 1981 Edition as amended by Bill L-82. The 1984 Editions are being revised prior to proposed adoption later this year. If your permit is filed after the 1984 codes are adopted, they will then be required to comply with those Editions as amended.
5. The State Handicapped Code is also known as the "Code of Maryland Regulations", Section 05.01.07. A similar version is adopted in B. O. C. A. under Section 515. The most stringent applies under Section 101.5.
6. No further comments will be made about the structures or their construction at this time. When filing for a permit, a full plans review will be done. Comments at this time are advisory.

CEB:es

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Joseph A. Warfield, CRG
FROM: Mr. Charles E. Burnham
SUBJECT: Williamsburg Square East
Dist. 8, C.R.G. S/S Warren Road, E. of York Rd.

DATE: July 23, 1984

1. Ramps shall comply with Table 815, however, no run shall exceed 30'-0" without a landing; see diagrams on pages A-1 and A-2 of the State Handicapped Code.
2. Show curb cuts, also sign locations at each handicapped parking space.
3. Separate permits shall be required for razing of structures and other types of improvements to the property. Call 494-3900 for further info. on permits, fees, etc.
4. A complete review of the structures - architectural, structural and mechanical features will be performed when the structure is submitted for a building permit. Any areas that we find which appear not to comply with the 1981 B.O.C.A. Basic Building, Mechanical, and Energy Codes and the State Handicapped Code will be brought to the designer's attention at that time.

djl

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON MARYLAND 21204
494-3010

September 20, 1984

Mr. Joseph A. Warfield, CRG
Director
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 69 Zoning Advisory Committee Meeting are as follows:

Property Owner: 111 Partnership
Location: S/S Warren Road 523.74' N/W from c/l Scott Adam Road
Existing Zoning: R.O.
Proposed Zoning: Special hearing to determine whether Sec. 500.12 is applicable. Special exception for construction of 15 two story office buildings providing approximately 17,280 sq. ft. of professional office space and 61 parking spaces all in Williamsburg Colonial Style townhouses all in a R.O. zone as a use permitted by Special Exception.

Acres: 1.111
District: 8th.

The items checked below are applicable:

(A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill L-83 State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

(B) A building/structure shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

(D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 601, Item 2, Section 1107 and Table 1102, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 205 and the required construction classification of Table 601.

SPECIAL NOTE: (I) Comments - The designer has not shown any indication of complying with the State Handicapped Code requiring access to all levels of these buildings. The structure is noted as a two story office building with 86,0 sq. ft. per floor. C.R.G. comments dated 2-13-84 have not been responded to to date - see attached copy.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

November 15, 1984

Priscilla C. Gaskey, Esquire
25 South Charles Street
Suite 2000
Baltimore, Maryland 21201

NOTICE OF HEARING
RE: Petition for Special Hearing
S/S Warren Road, 523.74 feet NW
of Scott Adam Rd. (111 Warren Road)
One Eleven Partnership - Petitioner
Case No. 85-168-XSPH

TIME: 11:30 a.m.
DATE: December 17, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Mr. Benjamin H. Blum
13 Keyser Wood Court
Baltimore, Maryland 21208
One Eleven Partnership
c/o Mr. Michael A. Balenson
Cranbrook Medical Center
10402 Ridgeland Road
Cockeysville, Maryland 21030
S. Leonard Rottman, Esquire
36 South Charles Street
Suite 1808

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 9-6-84 ACCOUNT: R-01-615-000
AMOUNT: 26.00
RECEIVED: Brookwood Mgmt. Co.
FOR: Filing fee to Jan 69 in 11/11/84

122*****2000018 8074F

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING
8th Election District
LOCATION: South side of Warren Road, 523.74 feet NW of Scott Adam Rd. (111 Warren Road)
DATE AND TIME: Monday, December 17, 1984 at 11:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

CATE OF PUBLICATION
Towson, Md. 12/27 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 26th day of Nov.

MICROFILMED
THE TOWSON TIMES
Cost of Advertisement: \$33.92

PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING
8th Election District
LOCATION: South side of Warren Road, 523.74 feet NW of Scott Adam Rd. (111 Warren Road)
DATE AND TIME: Monday, December 17, 1984 at 11:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF PUBLICATION
TOWSON, MD. November 29, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 29, 1984.

MICROFILMED
THE JEFFERSONIAN,
18 Ventrol
85-168-XSPH
Cost of Advertising 26.00

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

December 10, 1984

Priscilla C. Gaskey, Esquire
25 South Charles Street
Suite 2000
Baltimore, Maryland 21201

RE: Petition for Special Hearing
S/S Warren Rd., 523.74' NW of
Scott Adam Rd. (111 Warren Rd.)
One Eleven Partnership - Petitioner
Case no. 85-168-XSPH

Ms. Gaskey:

This is to advise you that \$69.92 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and to Arnold Jablon, Zoning Commissioner, Room 113, County Office Building, Towson, Maryland.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 12-17-84 ACCOUNT: 01-615-000
AMOUNT: 67.95

RECEIVED FROM: Brookwood Mgmt. Co.
FOR: Filing fee to Jan 69 in 11/11/84

S. Leonard Rottman, Esquire
36 South Charles Street
Suite 1808
Baltimore, MD 21201

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 11/23/84

Posted for: Special Hearing for Office Bldg. in R-0 Zone

Petitioner: One Eleven Partnership

Location of property: S/S Warren Rd., 523.74' NW of Scott Adam Rd.

Location of Signs: 1. Signs on S/S Warren Rd. across from property. 2. Signs on S/S Warren Rd. at intersection with Scott Adam Rd.

Remarks:

Posted by: S. Leonard Rottman, Esquire Date of return: 11/24/84

Number of Signs: 2

MICROFILMED

W. DUVAL & ASSOCIATES
Engineers / Land Planning Consultants

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL HEARING AND SPECIAL EXCEPTION 111 WARREN ROAD

Beginning for the same on the south right of way line of Warren Road, approximately 38 feet wide, at a point distant North 77°16' West 523.74 feet from the centerline of Scott Adam Road where it intersects the south side of said Warren Road, and running thence, with and binding on Warren Road, North 77°16' West 200 feet to the east side of Sheffield Lane, a private road 30 feet wide, and running thence and binding thereon, South 12°44' West 242 feet, thence leaving said Lane, and running, South 77°16' East 200 feet, North 12°44' East 242 feet to the place of beginning.

Containing 48,400 square feet or 1.111 acres of land more or less.

416 E. Joppa Road / Towson, Maryland 21204 / (301) 583-9571

PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING
8th Election District

LOCATION: South side of Warren Road, 523.74 feet Northwest of centerline of Scott Adam Road (111 Warren Road)

DATE AND TIME: Monday, December 17, 1984 at 11:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for construction of fifteen (15) two (2) story office buildings providing approximately 17,280 square feet of professional office space and 61 parking spaces all in Williamsburg Colonial style townhouses all in a R-0 zone as a use permitted by Special Exception; and, Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should determine whether Section 500.12 is applicable.

Being the property of One Eleven Partnership, as shown on plat plan filed with the Zoning Office.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITIONS SPECIAL EXCEPTION AND SPECIAL HEARING
S/S Warren Road, 523.74' NW of Scott Adam Road (111 Warren Road) - 8th Election District
One Eleven Partnership, Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-168-XSPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for Class B office buildings in an R-0 Zone, as more particularly described on Petitioner's Exhibit 1, and a special hearing interpretation of Section 500.12, Baltimore County Zoning Regulations (BCZR).

The Petitioner, by its Contract Purchaser, Benjamin H. Blum, principal managing partner of Brookwood Management Company, appeared and testified and was represented by Counsel. Leonard Bohager, a registered property line surveyor, testified on behalf of the Petitioner. Donald Rock, a neighbor and secretary to the Hunt Meadow Community Association, Inc., appeared and testified on behalf of the association in favor of the proposed project. There were no Protestants.

Testimony indicated that the subject property, zoned R-0, was previously denied a special exception for a Class B office building on February 29, 1984, Case No. 84-124-X. Therefore, the first issue that must be decided in the instant case is whether another special exception can be accepted for filing within six months from that denial order.

The Petitioner proposes to construct 15 two-story office buildings totaling approximately 17,000 square feet of professional office space, all with the appearance of Williamsburg Colonial style townhouses. The proposed buildings will be compatible and conform to the surrounding community. The County Review Group

DATE: January 2, 1985
BY: [Signature]

ORDER RECEIVED FOR FILING

(CRG) approved the plan on August 9, 1984, and the association and the developer have agreed to certain conditions as set forth in Petitioner's Exhibit 2.

Case No. 84-124-X, petitioned for by a different property owner, was for a single office building, wherein it was determined that the proposed use would not be compatible with the community. This proposal is totally different. After entering into a contract of sale for the property, Mr. Blum immediately began to work with the community, particularly with the association, to design a concept that would satisfy its concerns. Mr. Rock testified that the plan proposed here is the satisfactory result.

Section 500.12 limits the authority of the Zoning Commissioner to accept for filing any other special exception petition with respect to the same property until at least 18 months have elapsed from the date of the final order denying the previous petition. The purpose of this regulation is to prohibit an applicant from subjecting residents of the area from the burden of having to protest a series of repetitious applications. Stephens v. Montgomery County, 248 Md. 256.

In *Tyrie v. Baltimore Co.*, 215 Md. 135 (1957), the Court interpreted the then Section 500.12 as providing for "a period of repose", which appeared to mean a time to avoid or reduce repetitive petitions, to permit adequate time for a change to occur, and to avoid and/or reduce harassment to protestants.

The original language of the regulation as interpreted in *Tyrie* is significantly different from its present form. The 1955 language stated: "No new petition for reclassification or special exception shall be entertained..." The law was repealed and reenacted in 1959, and although there were differences in the use of the word "shall" was retained. This law was repealed and reenacted in 1973, and the resulting pertinent language was changed to the current language which is: "If...a special exception petition has been denied, the Zoning

DATE: January 2, 1985
BY: [Signature]

ORDER RECEIVED FOR FILING